

# EXHIBIT B



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 DEED DOC TAX \$3,060.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Eric S. Orner, Esq  
 Attorneys Signature Title PLLC  
 2101 NW Corporate Blvd., Suite 410  
 Boca Raton, FL 33431

Upon recordation return to:

Law Office of Brian D. Smith  
 420 Lincoln Road, Suite 248  
 Miami Beach, FL 33139

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## Warranty Deed

This Warranty Deed made this 21 day of February, 2020 between Matthew Chrycy, a married man whose post office address is 7700 Hawthorne Avenue, Miami Beach, FL 33141 and Verna Leopold, a single woman whose post office address is 20601 Northeast 20<sup>th</sup> Court, Miami, FL 33179, grantor, and Brian D. Smith, Trustee of 465 Ocean Land Trust dated February 4, 2020 whose post office address is 420 Lincoln Road, Suite 248, Miami Beach, FL 33139, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Unit 315 of Royal Atlantic, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6131, Page(s) 416, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with Its undivided share In the common elements.

a/k/a: 465 Ocean Drive, #315, Miami Beach, FL 33139

Parcel Identification Number: 02-4203-097-0280

**The Grantor**, Matthew Chrycy, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 7700 Hawthorne Avenue, Miami Beach, FL 33141.

**The Grantee**, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

**Subject to** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank]

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Dan Van Orden*  
Witness Name: Danell Van Orden

*Daisy Gertz*  
Witness Name: Daisy Gertz

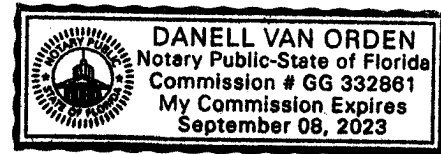
*Matthew Chrycy*  
Matthew Chrycy

*Verna Leopold*  
Verna Leopold

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 21 day of February, 2020, by Matthew Chrycy, and Verna Leopold.

*Dan Van Orden*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒ \_\_\_\_\_

Type of Identification

Produced: Florida Driver License